



AGENDA

HOLLISTER PLANNING COMMISSION

***ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY FEBRUARY 23, 2017 TIME: 6:00 P.M. CITY HALL 375 FIFTH STREET

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, Carol Lenoir, and Johnny Rosa

APPROVAL OF MINUTES: January 26, 2017

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS:

1. **Minor Subdivision No. 2016-3** – Eric Q. Ruiz Building Design & Consulting (Ouita Martin) – Requesting approval of a Minor Subdivision to subdivide an 8,463 square foot parcel with two existing residential units into two lots in a manner that each existing residential unit would be in its own lot. The property is located in the (OT-H) Old Town High Density Residential Zoning District at 849 Canal Alley; being more specifically described as Assessor's Parcel No. 053-270-027.
2. **Minor Subdivision No. 2017-1 and Conditional Use Permit for Planned Unit Development No. 2017-1** – 491 Santa Ana Road – The applicant is requesting approval of a Minor Subdivision 2017-1 and Conditional Use Permit for a Planned Unit Development 2017-1 to subdivide an existing 0.63 acre parcel into four lots consisting of the following lot sizes: 8,800 sq. ft., 5,204 sq.

ft., 6,770 sq. ft., and 6,769 sq. ft. The site is located at 491 Santa Ana Road in the LDR zoning district; being more specifically described as San Benito County Assessor's Parcel Number 054-500-019. CEQA: Categorically Exempt

NEW BUSINESS:

1. **Multifamily Residential Units in the R1 Low Density Residential Zoning District.** Staff will provide an update regarding the planning commission's direction from the January 26, 2017 meeting to prepare a draft ordinance that will incorporate a multifamily requirement in Low Density Residential Zoning Districts for future development.

DEPARTMENT REPORTS:

1. Update on Assembly Bill 1069

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, March 23, 2017 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Development Services Department, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

***Si desea información en español por favor llame al 636-4360 o visítenos al 339 Fifth St.
(Calle Cinco) Hollister, CA***

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.